



## **Impressive Penthouse Apartment with Beautiful Views and Garage in a Historic Building**

Property no. **2713**

### **GENERAL**

This 214 m<sup>2</sup> maisonette is located in a magnificent turn-of-the-century building. The property was completely renovated in 2020 during the attic conversion and features a passenger elevator.

### **LAYOUT**

The 4-room maisonette spans two levels and offers a narrow street-facing terrace on the first level and a large courtyard-facing terrace on the second level.

The layout of the first attic level includes: an entrance hall from which two bedrooms, a bathroom, a separate toilet, and a storage room are accessible. The terrace extends along the entire length of the living rooms and offers orientations to the east, south, and west.

A staircase leads to the second attic level, which features a third bedroom, a second bathroom and separate toilet, another storage room, and the spacious living kitchen. This level offers charming dormer windows and a fantastic panoramic view.

### **AMENITIES**

- Modern architecture with high-quality Alucobond roof elements
- Generous window surfaces with high-quality aluminum lift/slide elements and triple glazing
- Exterior electrically operated blinds for shading
- Velux roof windows with solar-powered blinds and remote control
- Heating and hot water via a modern, central gas condensing unit
- Tastefully designed exterior spaces with thermo-ash terrace floors
- Oak parquet flooring in plank style

- Exclusive stoneware tiles in wet areas
- Stylish sanitary items from Hans Grohe (Metris series)
- Underfloor heating for cozy comfort

## **INFRASTRUCTURE**

The property is just a few minutes' walk from Nußdorfer Straße and Alserbachstraße. Local amenities are excellent with numerous shops in the vicinity. Public transport connections are optimal, with the U6 Währinger Straße/Volksoper and tram lines 5, 33, 37, 38, 40-42, and bus line 40A nearby.

## **INFORMATION**

Optionally, one to two parking spaces (stack parkers) can be purchased in the property for a price of EUR 35,000 per space.

The above information is based on details and documents provided by the owner and is without guarantee on our part.

Commission: 3% + 20% VAT.

Please note that there is a close familial or economic relationship between the broker and the client.

The agent acts as a double broker.



## Details

■ **Adress** AUT-1090 Wien

■ **Proximity** Liechtensteinpark

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■ **Living space** approx. 214 sqm

■ **Patio area** approx. 65 sqm

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■ **Room** 3.5

■ **Bathrooms** 2

■ **WC** 2

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■ **Purchase price** € 2,390,000.00

■ **Monthly costs** € 401.64

■ **Operation costs net** € 349.42

■ **Other costs net** € 52.22

■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

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■ **Obtainable from** sofort

■ **Year of construction** 1952

- Energy efficiency class B
  - Energy efficiency class A
  - Category Wohnung
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## Your contact person



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